

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO.: LMA05032
ADDRESS OF PREMISES: 222 WEST CUMMINGS PARK, WOBURN MA 01801	PDN Number: N/A

THIS AMENDMENT is made and entered into between Aberjona Valley, LLC whose address is: 200 West Cummings Park Woburn, MA 01801-6396, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the above Lease to: reconcile the BSAC costs and to adjust Annual Rent; and

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective June 14, 2016, as follows:

1.) BUILDING SPECIFIC AMORTIZED CAPITAL:

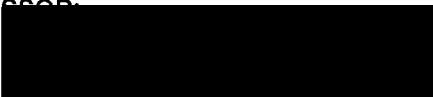

- a. A notice to proceed dated March 16, 2016 was issued for Building Specific Amortized Capital (BSAC). The BSAC has been completed and a reconciliation of the BSAC cost is done. The actual cost of the BSAC work is \$7,016.00 (refer to section 2 of the lease amendment).
- b. The Government acknowledges completion, inspection and acceptance of the BSAC.
- c. The BSAC cost is now \$7,016.00 (refer to section 2 of the lease amendment). In complete satisfaction for the work provided, the Government shall pay the Lessor \$7,016.00, to be amortized over the remaining firm term of the Lease at an interest rate of 5 percent (5%).

(Lease Amendment No. 02 continues on Page 2)



This Lease Amendment contains two (2) page.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.



FOR THE LESSOR:

Signature: 
Name: 
Title: Executive Vice President
Entity Name: Aberjona Valley, LLC
Date: 9/9/16

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Leasing Contracting Officer
GSA, Public Buildings Service,
Date: September 21, 2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Accounts Manager
Date: 9/9/16

2. **RENT AND OTHER CONSIDERATION:** According to Paragraph 1.03A of the Lease, the Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$67,580.15	\$80,291.15
TENANT IMPROVEMENTS RENT	\$0.00	\$0.00
OPERATING COSTS ²	\$15,668.00	\$15,668.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ³	\$1,804.16	\$0.00
PARKING	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$85,052.31	\$95,959.15

¹Shell rent calculation:
 (Firm Term) \$15.95 per RSF multiplied by 4,237 RSF
 (Non-Firm Term) \$18.95 per RSF multiplied by 4,237 RSF
²Operating Costs rent calculation: \$3.70 per RSF multiplied by 4,237 RSF
³Building Specific Amortized Capital (BSAC) of \$7,016.00 are amortized at a rate of 5% over the remainder of the firm term (52 months)

All other terms and conditions of the lease shall remain in force and effect.

INITIALS:  & 
 LESSOR & GOVT